

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, October 8, 2013 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Chairman Chris Hood, Commissioners Jim Berg, Christine Coles, Bruce Harlan, Phil Marler, Rex Miller and Jeff Marineau

STAFF: Eric Day, Director of Community Development
Aaron Harris, Planner 1

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of August 13, 2013.

MOTION: Commissioner Berg – Approve the Planning Commission minutes of August 13, 2013 as submitted.

SECOND: Commissioner Coles

VOTE: Unanimous

ABSTAIN: Commissioner Miller

PUBLIC HEARING

ITEM A: Variance 187-ZON13-022 (Continuation)

The applicant was requesting approval of a variance to the off-street parking requirements for "Religious Assembly - Large". This item is continued from the August 13, 2013 Planning Commission hearing.

Chairman Hood asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if any Planning Commissioner had exparte contact or conflict of interest to report.

Chairman Hood opened the public hearing.

Eric Day informed the Planning Commission that the applicant withdrew their request. The applicants will meet the off-street parking demand through parking agreements with property owners within 300-feet of the subject property.

ITEM B: Amendment #187-ZON13-020 The applicants, Jon and Patricia Webster, are requesting approval to expand the existing parking lot assessment district to include 165 North 5th Street and 540 Anderson Avenue.

ADMINISTRATIVE

ITEM C: Discussion regarding amendments to land development and land use fees.

Commissioners discuss comparison fees. Commissioner Marineau expresses concern with comparisons that are not coastal cities or Roseburg. Commissioner Berg and Commissioner Harlan express concern about the effects of higher fees and the generation of funds.

Commissioner Hood comments that raising land use fees is essentially another form of taxation to get money into the coffers of Coos Bay. He contends that it focuses on those who want to go out and do something in our community. Further, the land use process was established to protect the general public. He contends that if people want regulations, citizens should pay for them as a whole.

Commissioner Berg adds that the ease and cost of working with the City is important to developers. It doesn't make sense to add this level of responsibility to the home owner or developer. The risk is greater here, the return is smaller. Commissioner Hood adds that staff reserving the right to charge the true cost of review bother him. "We're at the mercy of our planners as to how much of a process is deemed necessary". Commissioner Hood asserts that by keeping fees down it encourages development. A streamlined process gets people in and out as quick as possible. Commissioner Hood says he likes the idea about where we can cut instead of how we can grow an empire for extended fees.

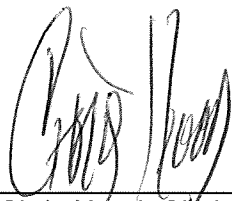
Commissioners continue discussion of land use fees. Commissioner Hood says no decisions or recommendations will be made until next month's meeting. Commissioner Marler expresses interest in more information from Bandon about whether their increased fees have helped or hurt the community. Commissioner Marineau asks for West Linn and Ashland to be deleted from the comparisons list. Commissioner Coles requests Brookings and other coastal communities be added to the cost comparison chart.

COMMISSION COMMENTS None

STAFF COMMENTS


Director Day welcomed Commissioner Miller back to the Planning Committee.

ADJOURNMENT 7:33 p.m.



Chris Hood, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:



Aaron Harris, Planner, City of Coos Bay

APPROVED AS SUBMITTED 11-12-2013